



Internal Report: Fedder Lofts, LLC - Fedder Lofts, LLC

Table 1: Basic Information

Project Name	Fedder Lofts, LLC
Project Industry	(531) Real Estate
Municipality	Buffalo City
School District	Buffalo
Project Cost	\$25,725,000
Construction Budget	\$19,780,000
Direct Employment Expected	2
Direct Labor Income	\$85,000
Direct Construction Jobs	145
Direct Construction Labor Income	\$7,601,942
Total Labor Income	\$7,686,942

Table 2: Estimated State & Regional Benefits*

Region	
New Property Tax Revenue (PILOT or Improvements)	\$3,191,825
Sales Tax Revenue	\$166,678
State	
Income Tax Revenue	\$456,995
Sales Tax Revenue	\$140,360
TOTAL Estimated Revenue	\$3,955,858

Table 3: Estimated Project Incentives*

Property Tax Savings	\$0
Sales Tax Savings	\$867,125
Mortgage Tax Savings	\$97,500
TOTAL Estimated Incentives	\$964,625



Internal Report: Fedder Lofts, LLC - Fedder Lofts, LLC

Table 1: Basic Information

Project Name	Fedder Lofts, LLC
Project Applicant	Fedder Lofts, LLC
Project Industry	Real Estate
Municipality	Buffalo City
School District	Buffalo
Type of Transaction	Tax Exemptions
Project Cost	\$25,725,000
Mortgage Amount	\$9,750,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

	State	Region
Total Employment	203	203
Direct**	2	2
Indirect***	2	2
Induced****	1	1
Temporary Construction (Direct and Indirect)	197	197

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total	\$10,506,547	\$10,506,547	\$51,843
Direct**	\$85,000	\$85,000	\$42,500
Indirect***	\$128,892	\$128,892	\$54,136
Induced****	\$52,242	\$52,242	\$39,751
Temporary Construction (Direct and Indirect)	\$10,240,413	\$10,240,413	\$51,991

Table 4: Permanent New/Retained Labor Income (Discounted Present Value*)

	State Labor Income	Region Labor Income
Total	\$12,532,145	\$12,532,145
Direct**	\$731,952	\$731,952
Indirect***	\$1,109,915	\$1,109,915

Induced****	\$449,866	\$449,866
Temporary Construction (Direct and Indirect)	\$10,240,413	\$10,240,413

Table 5: Cost/Benefit Analysis (Discounted Present Value*)

Total Costs to State and Region	\$964,625
Mortgage Tax Revenue Forgone	\$97,500
State	\$73,125
County	\$24,375
Local	\$0
Sales Tax Revenue Forgone	\$867,125
Construction Materials	\$865,375
Other Items	\$1,750
Total Benefits to State and Region	\$16,488,003
Total State Benefits	\$13,129,500
Income Tax Revenue	\$456,995
Direct**	\$24,886
Indirect***	\$41,067
Induced****	\$12,146
Construction (Direct and Indirect, over 0 years)	\$378,895
Sales Tax Revenue	\$140,360
Direct**	\$8,198
Indirect***	\$12,431
Induced****	\$5,038
Construction (Direct and Indirect, over 0 years)	\$114,693
Labor Income	\$12,532,145
Total Regional Benefits	\$3,358,503
Property Tax/PILOT Revenue	\$3,191,825
Sales Tax Revenue	\$166,678
Direct**	\$9,735
Indirect***	\$14,762
Induced****	\$5,983
Construction (Direct and Indirect, over 0 years)	\$136,197
Benefit to Cost Ratio	16487989.9:1
Overall ROI	17.1:1

Table 6: Regional Fiscal Impact (Discounted Present Value*)

Total Local Client Incentives	\$482,042
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$3,358,503
Net Local Revenue	\$2,876,461
Benefit to Cost Ratio	7:1
Overall ROI	33:1

Table 7: Property Tax Revenue (Discounted Present Value*)

Total Property Tax	\$3,191,825
County Property Tax	\$505,262
City/Village Property Tax	\$1,324,158
School District Property Tax	\$1,362,406

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

© Center for Governmental Research 2021. All rights reserved.

Powered by **informANALYTICS** 

Table 4: Employment Breakdown

Project	
Direct**	2
Indirect***	2
Induced****	1
Construction	
Direct	145
Indirect	52

Table 5: Ratios

Benefit to Cost Ratio	4.1:1
Overall ROI	17.1:1

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

© Center for Governmental Research 2021. All rights reserved.

Powered by **informANALYTICS** 